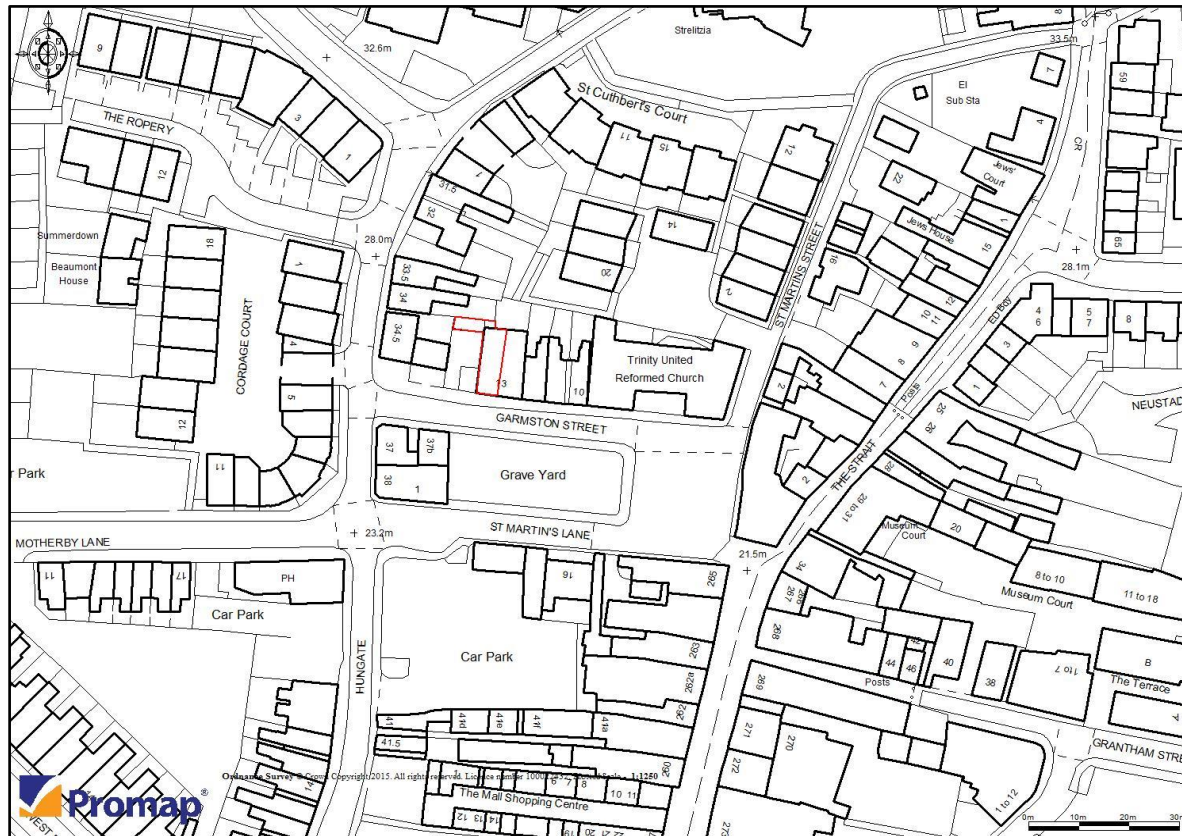


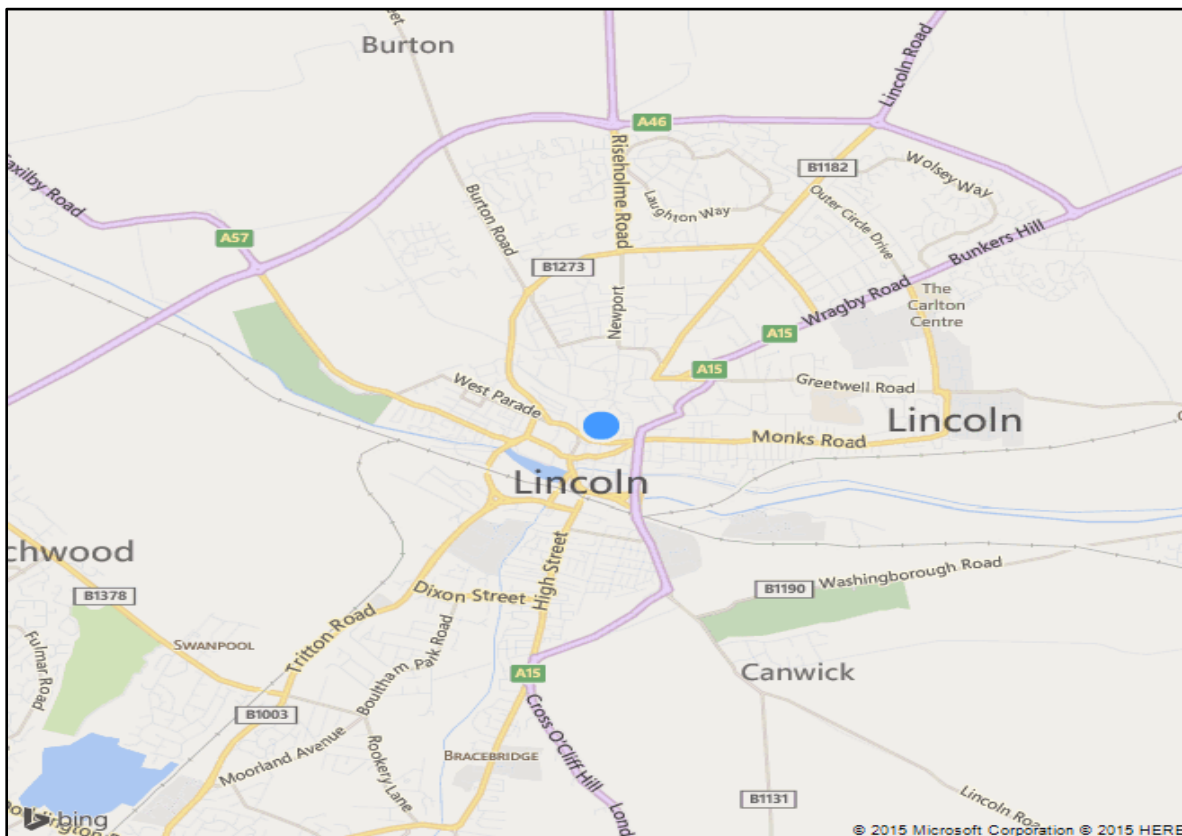
CITY CENTRE RETAIL UNIT

44 sq m (481 sq ft)

**13B GARMSTON STREET
LINCOLN
LN2 1HZ**



OS PLAN



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LOCATION PLAN



TO LET

- Ground floor retail unit
- Available on new lease
- Located close to the top of the High Street and the lower end of Steep Hill
- Nearby a range of national and independent retailers

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

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LOCATION

The unit is located close to the lower end of Steep Hill and the top of Lincoln's High Street. Nearby occupiers include Patisserie Valerie, Agatha, Pizza Express and a number of specialist independent retailers. The property is on Garmston Street and benefits from close proximity to free on street parking and pay and display car parks.

Lincoln is the administrative and major shopping centre within the County of Lincolnshire and is ranked fourth in the East Midlands Experian Centre Rating, behind Nottingham, Derby and Leicester. It has a population of circa 100,000 and a catchment of 300,000. The City has a CACI ranking of 60 with an established comparison spend of £23 million and a total catchment spend of £864 million and attracts 3.7 million tourists a year.

PROPERTY

The property comprises a ground floor retail unit, and a large rear store, providing the following accommodation:

	Sq m	Sq ft
Shop	44.76	481

The units were measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Please note the property shares a toilet and kitchenette with the adjoining shop. It may be possible to create private facilities at the tenant's cost, subject to Landlord's consent.

SERVICES

Mains water, drainage and electricity are available and connected to the property.

TOWN AND COUNTRY PLANNING

The current use of the unit falls within Class A1 (Retail) of the Town and Country Use Classes Order 1987, as amended.

TENURE

The unit is available by way of a new lease for a term of years to be agreed. The Lease will be drawn on full repairing and insuring terms.

RATES

Charging Authority	:	City of Lincoln Council
Description	:	Shop and Premises
Rateable value	:	£4,650
UBR	:	0.497
Period	:	2016-2017

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

An ingoing tenant may be able to apply for Small Business Rates Relief. We would encourage interested parties to make their own enquiries with City of Lincoln Council.

RENT

£9,000 pax (Nine thousand pounds per annum exclusive)

VAT

VAT will not be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable costs incurred in documenting the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is attached.

VIEWING

To view the premises and for any additional information please contact the sole agents.

Contact: Harriet Hatcher
Tel: 01522 544515
Email: harriet.hatcher@bankslong.com

Ref: HH/JRB/JES/2983/F16

